

STATE OF WISCONSIN

CIRCUIT COURT
BRANCH III

MANITOWOC COUNTY

COMMUNITY BANK & TRUST,

Plaintiff,

Case No. 09 CV 106

-vs-

JTB INVESTMENTS, LLP,
EMERALD HILLS, LLC,
JAMES T. BOOCKMEIER, and
DEBRA A. BOOCKMEIER,

Defendants.

WISCONSIN BANK & TRUST,
f/k/a COMMUNITY BANK & TRUST,
Plaintiff,

-vs-

Case No. 16 CV 0101

EMERALD HILLS, LLC,

Defendant.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that pursuant to and by a Judgment of Foreclosure entered on April 3, 2009 and April 18, 2016, I, the undersigned, will offer for sale and sell at public auction to the highest bidder on Tuesday, June 7, 2016, at 9:30 a.m., in the central lobby of the Courthouse at 1010 South 8th Street, Manitowoc, Wisconsin, the following described real estate located in Manitowoc County, State of Wisconsin, and further that the two parcels of real estate, Tax Identification Number 53-225-404-030.05 and Tax Identification Number 053-318-000-003.08, shall be sold separately:

Parcel 1:

A parcel of land located in the Southwest Quarter of the Southeast Quarter (SW 1/4 of the SE 1/4) and in the Southeast Quarter of the Southeast Quarter (SE 1/4 of the SE 1/4) of Section Twenty-five (25), Township Twenty (20) North, Range Twenty-four (24) East, in the City of Two Rivers, Manitowoc County, Wisconsin, more particularly described as follows:

Commencing at the Southeast Quarter Corner of said Section 25; thence South 89 deg. 38 min. 50 sec. West along the South section line of said Section 25, 60.00 feet to the point of real beginning; thence continue South 89 deg. 38 min. 50 sec. West (recorded as South 88 deg. 03 min. 20 sec. West) along said section line 1059.85 feet to its intersection with the North line of Mahogany Run Condominiums; thence North 47 deg. 24 min. 30 sec. West (recorded as North 49 deg. 00 min. 00 sec. West) along said North line of Mahogany Run Condominiums, 330 feet, thence North 85 deg. 24 min. 30 sec. West (recorded as North 87 deg. 00 min. 00 sec. West) along said North line of Mahogany Run Condominiums, 395.00 feet; thence South 04 deg. 35 min. 30 sec. West (recorded as South 03 deg. 00 min. 00 sec. West) along said North line of Mahogany Run Condominiums, 128.86 feet; thence South 76 deg. 15 min. 30 sec. West (recorded as South 74 deg. 40 min. 00 sec. West) along said North line of Mahogany Run Condominiums 464.96 feet to the centerline of Riverview Drive; thence North 21 deg. 36 min. 30 sec. West along said centerline 95.51 feet; thence North 70 deg. 34 min. 00 sec. East 169.56 feet; thence North 19 deg. 39 min. 00 sec. West 248.82 feet; thence South 61 deg. 37 min. 00 sec. West 179.19 feet to the centerline of Riverview Drive; thence North 21 deg. 36 min. 30 sec. West along said centerline 390.50 feet; thence North 24 deg. 52 min. 30 sec. West along said centerline, 82.69 feet to the South line of Fairview Subdivision; thence North 65 deg. 07 min. 30 sec. East along the south line of said Fairview Subdivision, 138.75 feet to the Southeast corner of Tract 18 of a Certified Survey Map recorded in Vol. 15 of Certified Survey Maps, Page 351; thence North 15 deg. 48 min. 26 sec. East along the East line of Tracts 18 and 3A of Certified Survey Map recorded in Vol. 15 of Certified Survey Maps, Page 351, 214.35 feet to the Southwest corner of Tract 4A of a Certified Survey Map recorded in Vol. 14 of Certified Survey Maps, Page 283; thence North 63 deg. 00 min. 00 sec. East along the South line of Tracts 4A, 5A and 6A of said Certified Survey Map recorded in Vol. 14 of Certified Survey Maps, Page 283, 388.56 feet; thence North 75 deg. 15 min. 00 sec. East along the South line of Tract 7A of said Certified Survey Map recorded in Vol. 14 of Certified Survey Maps, Page 283, 174.90 feet; thence North 11 deg. 05 min. 30 sec. East along the East line of said Tract 7A, 107.43 feet to the 1/16th section line; thence North 89 deg. 51 min. 00 sec. East along said 1/16th section line 1742.01 feet to the West line of State Trunk Highway "42"; thence South 00 deg. 26 min. 00 sec. East along said West line of State Trunk Highway "42", 762.20 feet; thence South 04 deg. 34 min. 02 sec. West along said West line of State Trunk Highway "42", 100.38 feet; thence South 00 deg. 26 min. 00 sec. East along said West line of State Trunk Highway "42", 300.00 feet; thence South 05 deg. 16 min. 38 sec. West along said West line of State Trunk Highway "42", 100.50 feet; thence South 00 deg. 26 min. 00 sec. East along said West line of State Trunk Highway "42", 75.18 feet to the point of real beginning.

Tax Parcel No.: 53-225-404-030.05

Property Address: 3659 Riverview Drive, Two Rivers, WI 54241.

Parcel 2:

A parcel of land located partially in the S ½ of the SE ¼ of Section 25, T. 20N, R. 24E, and partially in the N ½ of the N/E ¼ Section 36, T. 20N, R. 24E, City of Two Rivers, Manitowoc County, Wisconsin being Phase III of Mahogany Run Condominiums recorded in Cabinet Co-1, Page 63, Document No. 723057 of Condominium Plats recorded in the Office of the Register of Deeds for Manitowoc County and described as follows:

Commencing at the Northeast corner of said Section 36; thence S. 88°03'20"W., 919.92 feet to the Northeast corner of Mahogany Run Condominiums; thence S. 88°03'20"W., 200.00 feet; thence N. 49°00'00"W., 24.81 feet to the point of beginning; thence S. 41°00'00"W., 108.22 feet; thence N. 86°42'26"W., 338.30 feet; thence N. 86°52'21"W., 226.26 feet; thence S. 87°51'00"W., 400.00 feet to the East line of Riverview Drive; thence N. 19°21'00"W., along the east line, 23.77 feet, thence N. 23°12'00"W., along said East line, 21.50 feet, thence N. 74°40'00"E., 434.67 feet (Recorded as 433.23 feet); thence N. 03°00'00"E., 128.86 feet; thence S. 87°00'00"E., 395.00 feet; thence S. 49°00'00"E., 305.19 feet to the point of beginning.

Tax Key No.: 053-318-000-003.08

Property Address: Vacant Land along Riverview Drive, Two Rivers, Wisconsin.

TERMS OF SALE: 10% of sale price in cash or certified check due at the time of sale, with the balance of the sale price due within ten (10) days of confirmation of such sale by the Court and in accordance with Wisconsin Statutes Section 846.17. Subject to real estate taxes, if any.

Dated this 19th day of May, 2016.

SHERIFF OF MANITOWOC COUNTY



Sheriff Robert C. Hermann

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